



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE THURSDAY, MAY 6, 2004

Minutes

The rescheduled meeting of the Special Study Committee met on Thursday, May 6, 2004 in the Council Chambers of City Hall, Carmel, Indiana at 7:00 PM.

Members present: Jerry Chomanczuk, chairperson; Wayne Haney; Mark Rattermann; Steve Stromquist, thereby establishing a quorum.

Department of Community Services staff in attendance: Jon Dobosiewicz; John Molitor, legal counsel.

The following items were considered:

1. Docket No. 04030001 DP Amend/ADLS: Weston Park, Lot 3 - National City Bank

The applicant seeks approval for a bank building with parking. The site is located southwest of 106th Street & Michigan Road. The site is zoned I-1/Industrial and is located within the US 421 Overlay Zone. Filed by Kenneth Sebree of Sebree Architects, Inc.

Mike Hoff, Project Manager, Falcon Engineering, Noblesville, Indiana appeared before the Committee representing the petitioner. The applicant is requesting ADLS approval for the construction of a National City Bank building on Lot 3 within Weston Park, along US 421 subject to the Michigan Road Overlay requirements.

Department Report, Jon Dobosiewicz. The dumpster enclosure should be moved west on the site; construction materials should match the building. Color elevations are to be provided showing all sides of the building. The sign on the north facia will be removed; the current sign proposal will be white light at night.

Mark Ratterman moved to forward **Docket No. 04030001 DP Amend/ADLS, Weston Park, Lot 3, National City Bank** to the full Commission with a **positive recommendation**.. The motion was conditioned upon full elevations submitted by petitioner prior to the full Commission meeting in May, dumpster constructed of similar construction materials as the building, and the sign to appear white at night, seconded by Wayne Haney, **Approved 4-0**.

2. Docket No. 04040014 ADLS Amend: Kite Medical Office Complex, Phase 1

The applicant proposes a medical office building. The site is located northeast of 126th Street and US Highway 31, at the 13000 Block of N. Pennsylvania St. The site is zoned B-2/Business within the US 31 Overlay Zone.

Filed by Paul Reis of Drewry Simmons, Pitts & Vornehm for Kite Companies.

Paul Reis, attorney with Drewry Simmons, Pitts & Vornehm appeared before the Committee representing the applicant. Mark Monroe, attorney was also present. The applicant is requesting ADLS Amendment approval for the construction of a multi-story office building between Pennsylvania and Meridian Street, north of Carmel Drive.

Due to the uncertainty of the proposed improvements to US 31 and the ultimate interchange locations, the applicant has revised the original plans to accommodate the proposed US 31 improvements. The revised layout required Development Plan Amendment and ADLS Amendment approval by the Plan Commission.

Department Report, Jon Dobosiewicz. The petitioner /developer has made the appropriate decision to revise their plans in view of the shifting of State Highway 31.

Mark Rattermann moved to recommend approval of Docket No. 04040014 ADLS Amend, Kite Medical Office Complex, Phase I, seconded by Steve Stromquist.

Mark Ratterman then amended his original motion to provide for final approval of **Docket No. 04040014 ADLS Amend, Kite Medical Office Complex, Phase I**, seconded by Steve Stromquist and **APPROVED 4-0**.

3. Docket No. 04040009 ADLS Amend: Meridian Corporate Plaza

The applicant seeks approval for changes to exterior of building and landscaping areas. The site is located at 401 Pennsylvania Pkwy. The site is zoned B-5/Business within the US 31 Highway Overlay Zone. Filed by Frederick Simmons of Simmons & Simmons Associates.

Fred Simmons, Simmons & Assoc. Architects appeared before the Committee representing the applicant. Approval is requested of an ADLS Amendment to allow modifications to an existing office building located at the southwest corner of Pennsylvania Parkway and College Avenue.

The sign colors are white face, bronze return, individual letters, internally illuminated. The size will comply with the Sign Ordinance.

Department Report, Jon Dobosiewicz. The Department is recommending this item be approved after all comments and concerns have been addressed.

Mark Rattermann moved for approval of **Docket No. 04040009 ADLS Amend, Meridian Corporate Plaza** as presented, seconded by Steve Stromquist, **APPROVED 4-0**.

4. Docket No. 04040010 ADLS Amend: Kirby Park East -ADLS Amendment

The applicant seeks approval for a sign package. The site is located at the northeast corner of the Monon Greenway and Carmel Drive. The site is zoned I-1/Industrial. Filed by John Kirby IV of Kirby Real Estate.

John Kirby, Kirby Real Estate, 298 Carmel Drive, Carmel appeared before the Committee representing the applicant. The property is in an existing I-1 District and now comes under ADLS review before the Plan Commission. Currently, the only change is signage. The building has existing white aluminum panels with red on them. The panels are 30 inches high, 20 feet wide (long.) The petitioner is willing to limit the length and the colors (red, black or white).

Department Comments, Jon Dobosiewicz. Jon recommended limiting signage to 15 feet in width and sticking with one sign color per tenant, excluding logo as proposed, with two conditions. Letter agreement to be submitted regarding overall sign package and revised renderings.

The sign background will be bronze to match the façade, the logo will be a different color.

Mark Rattermann moved for approval of **Docket No. 04040010 ADLS Amend, Kirby Park East – ADLS Amendment**, subject to Letter Agreement and submission of Revised Renderings—sign width maximum of 15 feet, one color per tenant, excluding logo, background to match façade, white lettering—seconded by Steve Stromquist, **APPROVED 4-0**.

5. Docket No. 04040011 ADLS Amend: Kirby Park North -ADLS Amendment

The applicant seeks approval for a sign package. The site is located at the southeast corner of 3rd Ave SW and Gradle Drive. The site is zoned I-1/Industrial.

Filed by John Kirby IV of Kirby Real Estate.

John Kirby, Kirby Real Estate, 298 Carmel Drive, Carmel appeared before the Committee representing the applicant.

The I-1/Industrial zone now requires ADLS approval by the Plan Commission. This is the same scenario as previous presentation. Currently, there are no tenants requesting signage. The sign box is located on a band, aluminum face with acrylic background (routed aluminum face.) The signs are 18 feet long and 18 inches high, under 35 square feet. There is a possibility of 18 signs; currently there are 3 signs on the building.

Department Report, Jon Dobosiewicz. The Department is recommending approval as presented.

Mark Rattermann moved for approval of **Docket No. 04040011 ADLS Amend, Kirby Park North, ADLS Amendment** signage as presented, **conditioned** upon the maximum width of 15 feet, seconded by Steve Stromquist and **APPROVED 3-0** (Note: Wayne Haney was out of the room when the vote was taken)

6. Docket No. 04040013 ADLS Amend: Kirby Retail Center - ADLS Amendment

The applicant seeks approval for a sign package and new lighting. The site is located east of the Monon Trail and Carmel Drive. The site is zoned I-1/Industrial.

Filed by John Kirby IV of Kirby Real Estate.

John Kirby, Kirby Real Estate, 298 Carmel Drive, Carmel appeared before the Committee representing the applicant. Same scenario as previously, I-1 Industrial Zone now requires Plan Commission review and approval.

The letters will be flat, individual letters, indirectly lit from the overhang soffit. The background is a color variation of red/blue. The petitioner prefers not to use indirect, gooseneck lighting because it casts shadows.

Department Report, Jon Dobosiewicz. The only issue is the varied sign color. The petitioner should further refine the proposal or affix an exhibit. The sign can either be dark red or blue, repeated, of a standard shape. The flat white letters are OK, within 30 square foot sign area.

Mark Rattermann moved for approval of **Docket No. 04040013 ADLS Amend, Kirby Retail Center, ADLS Amendment**, subject to maximum width of signs being 15 feet. Petitioner is to submit color rendering of signs with DOCS staff approval—foreground is white, flat individual letters on standard shape background, dark red or blue, indirectly lit—seconded by Steve Stromquist, **APPROVED 4-0**.

7. Docket No. 04040012 ADLS Amend: Kirby Park - ADLS Amendment

The applicant seeks approval for a sign package and new lighting. The site is located at the northeast corner of 3rd Ave SW and Carmel Drive. The site is zoned I-1/Industrial.

Filed by John Kirby IV of Kirby Real Estate.

John Kirby, Kirby Real Estate, 298 Carmel Drive, Carmel appeared before the Committee representing the applicant.

Same scenario as previous—I-1/Industrial now requires ADLS review and approval. The building has existing signage. One proposal is for the building along Carmel Drive (Bldg. A); the other is a separate style for the two buildings accessed by Third Avenue (Buildings B). The two buildings have radically different requirements for signage. The building along Carmel Drive will be more retail-type frontage; the back two buildings will remain as industrial/flex space.

The signage proposed is neon, reverse lit, block channel letters, inclusive of logo, text format is not stacked. Colors will be black, red or white letter facing, bronze sidewalls on cans. There is a possibility of 11 signs (worst case scenario.)

The other two buildings—some form of small aluminum panel by the door, approximately 3X4 feet, equivalent square footage and design with tenant lettering either black, red, or white on white sign, black or red lettering on the face. On the two buildings to the back, (B) the signs are indirectly lit. Maximum signage width is to be 15 feet.

There are three parking lot pole lighting along West Carmel Drive and three on Third Avenue. The pole and fixture design was submitted to the Department with the information packets. The three poles on Carmel Drive would have mounted, louvered floodlights to highlight the design of the building. The poles along Third Avenue would not have the floodlights.

Department Report, Jon Dobosiewicz. Questioned whether or not the variation of signage fronting Carmel Drive is appropriate. The color palette should match Building A.

Mark Rattermann moved for approval of **Docket No. 04040012 ADLS Amend, Kirby Park – ADLS Amendment**, subject to the following. Verification of colors on Building B to be either EFIS color or Clay color on parapet extension; exterior sign to be similar to one illustrated in informational materials and limited to red, black and white; maximum width 15 feet. The motion was seconded by Steve Stromquist and **APPROVED** 4-0.

8. Docket No. 04040025 ADLS Amend: Fidelity Plaza - Zotec (ADLS Amendment)

The applicant seeks approval for a wall sign on the east elevation. The site is located at 11460 N Meridian Street. The site is zoned B-6/Business within the US Highway 31 Overlay.
Filed by Doug Staley, Sr. of Staley Signs, Inc.

Doug Staley, Sr. of Staley Signs, Inc., 1133 Burdsal Parkway, Indianapolis appeared before the Committee representing the applicant.

The applicant is requesting replacement letters on the existing raceway on the east elevation of the building. The letters will be internally illuminated with ivory faces, dark bronze vinyl lines on the logo. The signage is existing, previously “Blue and Co.” that had ivory letters consistent with the development throughout. “Blue and Co.” will be removed and the existing raceway will be utilized with the new letters. The sign is approximately 300 feet from Meridian Street.

Department Report, Jon Dobosiewicz. The Department has no outstanding concerns and recommends approval at this time.

Steve Stromquist moved for approval of **Docket No. 04040012 ADLS Amend, Fidelity Plaza, Zotec, ADLS Amendment** as submitted, seconded by Wayne Haney and **APPROVED** 4-0.

9. Docket No. 04040044 ADLS Amend: Enterprise Rent-A-Car (ADLS Amendment)

The applicant seeks approval for replacement wall and ground signage. The site is located at 931 N Range Line Rd. The site is zoned B-3/Business.
Filed by Thad Oldham for Enterprise Rent-A-Car.

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10. Docket No. 04040036 ADLS Amend: Carmel Self-Storage Center

The applicant seeks approval for a ground sign. The site is located at 147 W Carmel Drive. The site is zoned I-1 Industrial.

Filed by David Laycock of the Carmel Self-Storage Center.

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**11. Docket No. 04040039 ADLS Amend:
R A Franke, lots 1-5 (pt): Meridian Design Center**

The applicant seeks approval for new landscaping in front of part of their building. The site is located at 12955 Old Meridian Street. The site is zoned OM/MU - Old Meridian/Mixed Use.

Filed by Rob Campbell of The Brickman Group LTD.

Rob Campbell, The Brickman Group, 10720 Andrea Drive, Zionsville 46077 appeared before the Committee representing the applicant. The Meridian Design Center shares the northern portion of the building at 12955 Old Meridian Street with The Glass Chimney restaurant.

The landscaping is between the sidewalk and the front of the building face itself. Currently, the landscape area contains Spruce trees, approximately 25 feet tall, and 10 feet on center with red, lava rock and the ground cover between.

The owner is seeking to renovate the landscaping by removing the existing Spruce trees and install plantings as indicated on the drawings in the informational material. The applicant would like to increase visibility of the building from the street.

Department Report, Jon Dobosiewicz. The landscaping at this location is substantial. The petitioner has met and discussed this with the Urban Forester. The Department is requesting verification of the location of the ground sign, reportedly five feet from the right-of-way. There may be some outstanding sign issues at this property and Jon asked for a tabling to provide the applicant additional time to produce photos of the location and consultation with the Department.

Mark Rattermann said he would like to have seen pictures before/after, however, if Scott Brewer is happy with the landscaping, and the Department as well, Mark Rattermann saw no reason to burden the petitioner with additional paperwork.

Mark Rattermann moved for approval of **Docket No. 04040039 ADLS Amend, R A Franke, lots 1-5 (pt): Meridian Design Center, conditioned upon** verification of the location of existing sign in relation to the right-of-way and compliance with requirements of Carmel Sign Ordinance, seconded by Steve Stromquist and **APPROVED 4-0.**

**12. Docket No. 04040043 ADLS Amend: McKinley @ Carmel Woods
Formerly: Cool Creek of Carmel Apartments**

The applicant seeks approval for facade changes to the residential buildings and clubhouse. The site is located southeast of US 31 and Range Line Rd. The site is zoned B-3/Business within the US 31 Overlay Zone.

Filed by Craig Willian of McKinley & Associates.

Craig Willian, 320 North Main Street, Ann Arbor, Michigan, McKinley & Associates appeared before the Committee representing the applicant. Dave Hoffman, vice president of construction for McKinley & Assoc. was also in attendance.

The applicant is desirous of eliminating the portico entryways on the individual apartment buildings only. The petitioner will return to the Plan Commission at a later date, when the porticos are planned for construction on additional buildings. The applicant will maintain the same colors and materials as presented and approved in January.

The petitioner will terminate the siding so that there will be ability to come back and install the portico entry to the front at a later date.

Department Report, Jon Dobosiewicz said the Department does not have a problem with this request and recommends approval.

Dave Hoffman explained that because of the financial situation and budget constraints, the applicant is requesting delay of construction of the porticos to a much later date. The applicant will keep the same siding profile and same siding color, same scheme and same break-up, but just not add the portico at this time.

Jerry Chomanczuk commented that it is not just the elimination of the portico, there is a change in the windows and there were doorways with sidebar windows—all are being eliminated.

Dave Hoffman said the Clubhouse would remain as approved—the desired type of look—facing Range Line Road.

Note: The entire Committee was unhappy with changes to the façade of the buildings, saying it makes the buildings look a lot more plain. The petitioner will try to add porticos in 2-3 years.

Mark Rattermann moved for approval of **Docket No. 04040043 ADLS Amend, McKinley @ Carmel Woods**, Formerly Cool Creek of Carmel Apartments, seconded by Steve Stromquist and **APPROVED 4-0**.

The meeting adjourned at 9:15 PM.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary